RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 404888 DEEDWARR
05/22/2020 12:17:29 PM 2 pgs
Fees: $13.00 Taxes: $4,144.00

20200522-0053493

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-8-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Lee Pinhal, II 5620 Ottershaw Court Brentwood, TN 37027	OWNER	159-10-0A-010.00-C

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Eugene D. Taylor, as to a one-half (1/2) undivided interest, and Elisa D. Romans, as to a one-half (1/2) undivided interest, and Ernest D. Taylor and wife, Gloria H. Taylor, as to a life estate, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Lee Pinhal, II, a marrried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 10, on the Plan of Ottershaw Subdivision, of record in Book 7900, Page 678, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eugene D. Taylor, as to a one-half (1/2) undivided interest, as a tenant in common and Elisa D. Romans, as to a one-half (1/2) undivided, interest, as a tenant in common by Quitclaim Deed from Gloria H. Taylor, Trustee of the Taylor 1998 Residence Trust, dated 02/06/2014 and recorded 02/06/2014, of record in Instrument 201402060010756, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Ernest D. Taylor and wife, Gloria H. Taylor by Grant of Life Estate Deed from Eugene D. Taylor, as to a one-half (1/2) undivided interest, as a tenant in common and Elisa D. Romans, as to a one-half (1/2) undivided, interest, as a tenant in common dated 03/13/2014 and recorded 03/19/2014, of record in Instrument 201403190022821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5620 Ottershaw Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st day of May, 2020.

Eugene D. Taylor by Elisa D. Romans, Attorney-in-Fact
Eugene D. Taylor
by: Elsa D. Romans, Attorney-in-Fact

Elisa D. Romans

Ernest D. Taylor
Ernest D. Taylor

Gloria H. Taylor
Gloria H. Taylor

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elsa D. Romans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Eugene D. Taylor, the within named bargainor, and that he as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Eugene D. Taylor, the bargainor, by the said, Elsa D. Romans, Attorney-in-Fact.

Witness my hand and official seal on this the 21st day of May, 2020

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elisa D. Romans, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of May, 2020.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ernest D. Taylor and Gloria H. Taylor, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of May, 2020.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE